

State of the City

Carmel, Indiana

Mayor James Brainard
November 2006

Living in Carmel



Carmel



13447 Dunes Drive
Parcel # 16-09-26-00-04-027.000

Total 2006 Assessed Value: \$170,800

Gross Property Taxes - 2006: \$3,573.14

Noblesville



17948 Village Way
Parcel # 10-06-33-00-05-003.000

Total 2006 Assessed Value: \$163,200

Gross Property Taxes - 2006: \$4,264.58

Carmel



13447 Dunes Drive
Parcel # 16-09-26-00-04-027.000

Total 2006 Assessed Value: \$170,800

Gross Property Taxes – 2006: \$3,573.14

Lawrence



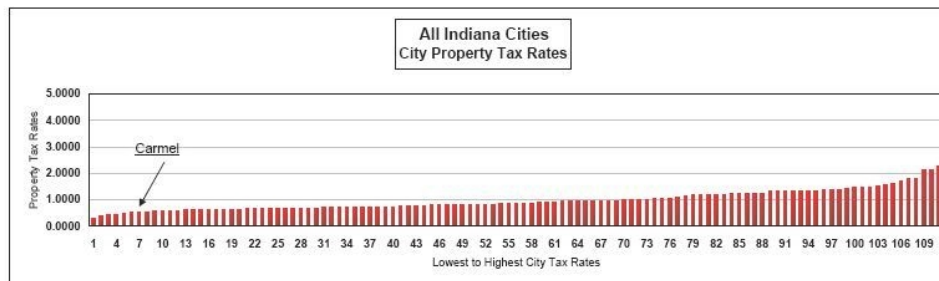
6205 Albury Drive
Parcel # 4034881

Total 2006 Assessed Value: \$139,200

Gross Property Taxes - 2006: \$4,471.52

2006 Tax Rates Statewide

City	City Rate	Rank (low to High)	City	City Rate	Rank (low to High)	City	City Rate	Rank (low to High)
RISING SUN CIVIL CITY	\$0.32	1	SEYMOUR CIVIL CITY	\$0.80	34	FRANKLIN CIVIL CITY	\$1.08	67
SOUTHPORT CIVIL CITY	\$0.47	2	NOBLESVILLE CIVIL CITY	\$0.80	35	FORT WAYNE CIVIL CITY	\$1.09	68
BATESVILLE CIVIL CITY	\$0.50	3	BUTLER CIVIL CITY	\$0.82	36	LAPORTE CIVIL CITY	\$1.11	69
WOODBURN CIVIL CITY	\$0.53	4	MONTICELLO CIVIL CITY	\$0.82	37	NEW CASTLE CIVIL CITY	\$1.12	70
CARMEL CIVIL CITY	\$0.53	5	KENDALLVILLE CIVIL CITY	\$0.82	38	JASONVILLE CIVIL CITY	\$1.13	71
GREENWOOD CIVIL CITY	\$0.55	6	MADISON CIVIL CITY	\$0.83	39	JEFFERSONVILLE CIVIL CITY	\$1.17	72
LOOGOOTE CIVIL CITY	\$0.56	7	COVINGTON CIVIL CITY	\$0.83	40	MOUNT VERNON CIVIL CITY	\$1.17	73
LEBANON CIVIL CITY	\$0.57	8	MONTPELIER CIVIL CITY	\$0.83	41	MICHIGAN CITY CIVIL CITY	\$1.18	74
RENSSELAER CIVIL CITY	\$0.60	9	BRAZIL CIVIL CITY	\$0.86	42	EVANSVILLE CIVIL CITY	\$1.20	75
JASPER CIVIL CITY	\$0.62	10	LINTON CIVIL CITY	\$0.86	43	MUNCIE CIVIL CITY	\$1.20	76
BERNE CIVIL CITY	\$0.63	11	NEW ALBANY CIVIL CITY	\$0.86	44	CANNELTON CIVIL CITY	\$1.20	77
GREENCASTLE CIVIL CITY	\$0.64	12	BLOOMINGTON CIVIL CITY	\$0.87	45	KNOX CIVIL CITY	\$1.20	78
AUBURN CIVIL CITY	\$0.65	13	CLINTON CIVIL CITY	\$0.87	46	KOKOMO CIVIL CITY	\$1.20	79
SCOTTSBURG CIVIL CITY	\$0.66	14	GREENSBURG CIVIL CITY	\$0.88	47	HOBART CIVIL CITY	\$1.20	80
GREENFIELD CIVIL CITY	\$0.66	15	NORTH VERNON CIVIL CITY	\$0.88	48	SULLIVAN CIVIL CITY	\$1.22	81
GARRETT CIVIL CITY	\$0.68	16	PETERSBURG CIVIL CITY	\$0.89	49	SALEM CIVIL CITY	\$1.22	82
CHARLESTOWN CIVIL CITY	\$0.68	17	GOSHEN CIVIL CITY	\$0.89	50	PORTLAND CIVIL CITY	\$1.27	83
LAWRENCE CIVIL CITY	\$0.68	18	MITCHELL CIVIL CITY	\$0.91	51	ELKHART CIVIL CITY	\$1.31	84
BLUFFTON CIVIL CITY	\$0.70	19	VALPARAISO CIVIL CITY	\$0.92	52	WINCHESTER CIVIL CITY	\$1.32	85
COLUMBIA CITY CIVIL CITY	\$0.70	20	SHELBYVILLE CIVIL CITY	\$0.93	53	BEDFORD CIVIL CITY	\$1.36	86
ATTICA CIVIL CITY	\$0.72	21	PORTAGE CIVIL CITY	\$0.94	54	WABASH CIVIL CITY	\$1.38	87
LAFAYETTE CIVIL CITY	\$0.72	22	NEW HAVEN CIVIL CITY	\$0.96	55	BOONVILLE CIVIL CITY	\$1.38	88
GAS CITY CIVIL CITY	\$0.74	23	COLUMBUS CIVIL CITY	\$0.97	56	WASHINGTON CIVIL CITY	\$1.39	89
WEST LAFAYETTE CIVIL CITY	\$0.74	24	NAPPANEE CIVIL CITY	\$0.97	57	MISHAWAKA CIVIL CITY	\$1.40	90
CROWN POINT CIVIL CITY	\$0.75	25	WARSAW CIVIL CITY	\$0.99	58	TERRE HAUTE CIVIL CITY	\$1.40	91
HUNTINGBURG CIVIL CITY	\$0.75	26	MARTINSVILLE CIVIL CITY	\$1.01	59	DUNKIRK CIVIL CITY	\$1.45	92
AURORA CIVIL CITY	\$0.75	27	CRAWFORDSVILLE CIVIL CITY	\$1.02	60	VINCENNES CIVIL CITY	\$1.45	93
LIGONIER CIVIL CITY	\$0.76	28	RICHMOND CIVIL CITY	\$1.03	61	FRANKFORT CIVIL CITY	\$1.53	94
ANGOLA CIVIL CITY	\$0.77	29	PLYMOUTH CIVIL CITY	\$1.03	62	PRINCETON CIVIL CITY	\$1.56	95
DECATUR CIVIL CITY	\$0.78	30	HARTFORD CITY CIVIL CITY	\$1.04	63	HUNTINGTON CIVIL CITY	\$1.56	96
TELL CITY CIVIL CITY	\$0.78	31	OAKLAND CITY CIVIL CITY	\$1.04	64	ANDERSON CIVIL CITY	\$1.57	97
LAWRENCEBURG CIVIL CITY	\$0.78	32	BEECH GROVE CIVIL CITY	\$1.05	65	DELPHI CIVIL CITY	\$1.58	98
ROCHESTER CIVIL CITY	\$0.80	33	ROCKPORT CIVIL CITY	\$1.07	66	MARION CIVIL CITY	\$1.59	99
						LOGANSPOUT CIVIL CITY	\$1.60	100
						CONNERSVILLE CIVIL CITY	\$1.66	101
						ALEXANDRIA CIVIL CITY	\$1.69	102
						TIPTON CIVIL CITY	\$1.74	103
						LAKE STATION CIVIL CITY	\$1.76	104
						BICKNELL CIVIL CITY	\$1.77	105
						RUSHVILLE CIVIL CITY	\$1.81	106
						ELWOOD CIVIL CITY	\$1.88	107
						PERU CIVIL CITY	\$2.15	108
						HAMMOND CIVIL CITY	\$2.18	109
						SOUTH BEND CIVIL CITY	\$2.29	110
						UNION CITY CIVIL CITY	\$2.41	111
						WHITING CIVIL CITY	\$3.47	112
						GARY CIVIL CITY	\$3.48	113
						EAST CHICAGO CIVIL CITY	\$0.00	114

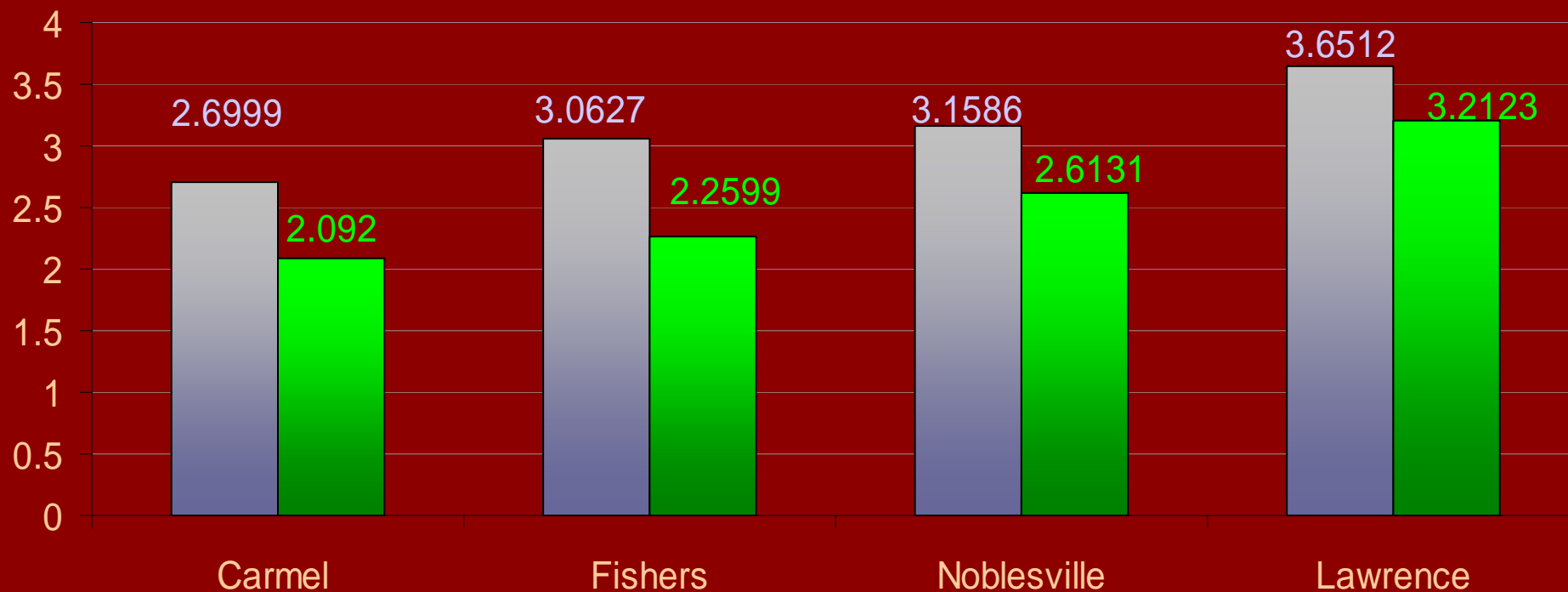


* 2006 rates not yet available; 2005 rates used instead.

Comparison of Tax Rates

Tax Rates

■ 1998 ■ 2006



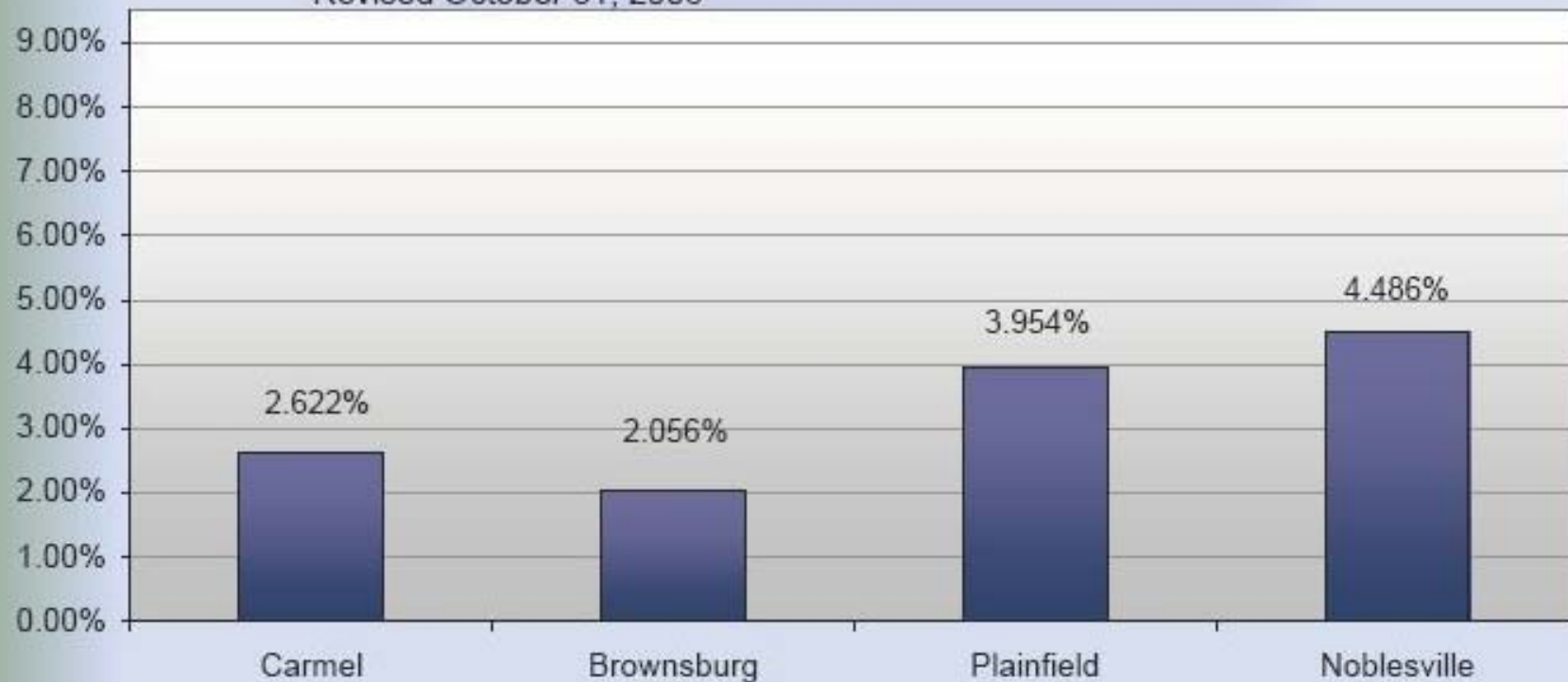
Fiscal Plan

CITY OF CARMEL
0101 General Fund
 Projected Revenues and Expenditures
 Revised October 30, 2006 [DRAFT]

	<u>Actual 2003</u>	<u>Actual 2004</u>	<u>Actual 2005</u>	<u>BUDGET 2006</u>	<u>BUDGET 2007</u>	<u>Projected 2008</u>	<u>Projected 2009</u>	<u>Projected 2010</u>	<u>Projected 2011</u>	<u>Projected 2012</u>	<u>Projected 2013</u>
BEGINNING OPERATING BALANCE	\$5,249,812	\$4,636,963	\$2,580,589	\$6,014,346	\$8,967,187	\$11,203,002	\$15,599,670	\$14,092,832	\$15,332,350	\$16,452,959	\$16,759,337
REVENUES:											
Property tax - General	8,604,815	14,111,995	20,860,015	19,799,870	22,816,820	25,437,178	27,574,484	29,487,015	30,380,191	32,039,556	33,642,683
Tax increment distribution - TIF	0	0	0	0	0	0	0	0	0	0	0
Financial institutions tax	29,591	23,521	31,290	32,229	33,196	34,192	35,218	36,275	37,363	38,484	39,639
Auto & aircraft excise tax	1,042,776	1,393,855	1,741,190	1,554,529	1,674,878	1,735,239	1,737,461	1,705,668	1,603,365	1,533,247	1,450,738
CVET	11,403	13,379	17,316	16,229	19,203	20,585	22,241	22,241	22,241	22,241	22,241
COIT distribution	13,515,143	10,205,588	13,719,390	18,706,286	20,372,422	20,895,066	22,154,298	23,108,083	24,072,586	25,016,706	25,992,179
Food & beverage tax	0	0	154,416	1,236,000	1,273,080	1,311,272	1,350,611	1,391,129	1,432,863	1,475,849	1,520,124
Other Taxes	643,758	284,225	321,265	330,903	340,830	351,055	361,587	372,435	383,608	395,116	406,969
Licenses and permits	1,543,783	2,233,365	2,415,350	2,487,811	2,562,445	2,639,319	2,718,498	2,800,053	2,884,054	2,970,575	3,059,692
Intergovernmental revenue	279,864	202,181	237,648	244,777	252,120	259,684	267,474	275,498	283,763	292,276	301,045
Charges for services	819,156	446,826	854,239	458,448	716,600	854,362	855,362	856,393	857,455	858,549	859,675
Township joinder agreements	6,096,016	6,595,965	3,813,739	3,917,043	3,919,745	3,821,076	3,979,289	4,288,631	4,293,666	4,465,692	5,074,555
Fines and forfeits	328,089	314,673	351,706	362,258	373,126	384,319	395,849	407,724	419,956	432,555	445,532
Miscellaneous revenue	476,051	364,289	884,707	709,730	811,812	893,481	1,038,614	1,012,226	1,066,394	1,117,637	1,145,711
Total revenues	33,390,445	36,189,863	45,402,271	49,856,113	55,166,277	58,636,829	62,490,986	65,763,371	67,737,506	70,658,484	73,960,783
EXPENDITURES AND ENCUMBRANCES:											
Original Budget:											
Personal services	24,206,912	26,242,501	30,320,144	32,788,373	34,906,512	36,198,054	38,981,129	38,963,804	40,450,465	43,994,798	45,764,288
Supplies	673,645	723,538	760,161	859,322	861,836	893,724	926,794	962,011	999,529	1,062,834	1,106,411
Other services and charges	5,459,123	7,950,828	7,587,551	7,644,901	9,416,056	8,831,151	9,033,463	9,501,293	9,871,844	10,516,719	10,822,985
Capital outlay	1,169,150	825,800	566,290	1,749,170	2,406,500	1,977,041	2,050,191	2,128,099	2,336,095	2,304,538	2,399,023
Total base budget	31,508,830	35,742,667	39,234,146	43,041,766	47,590,904	47,899,970	50,991,577	51,555,207	53,657,933	57,878,889	60,092,707
Bond/lease payments	2,678,000	3,472,388	4,631,117	4,134,603	5,816,141	6,840,141	13,542,592	13,511,798	13,487,162	12,993,031	12,963,699
Total original budget	34,186,830	39,215,055	43,865,263	47,176,369	53,407,045	54,740,111	64,534,168	65,067,004	67,145,095	70,871,920	73,056,406
Additional net spending authority (reductions):	9,260	(471,687)	134,507	415,000	0	0	0	0	0	0	0
Other	1,054,900	626,597	229,200	321,483	392,427	314,370	342,760	349,852	335,661	342,758	342,757
Amount over (under) budget	(1,400,924)	(1,123,728)	(2,260,455)	(1,009,579)	(869,010)	(814,320)	(879,104)	(893,003)	(863,859)	(862,572)	(874,635)
Total expenditures	33,850,066	38,246,237	41,968,515	46,903,273	52,930,462	54,240,161	63,997,824	64,523,853	66,616,896	70,352,106	72,524,528
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES	(459,621)	(2,056,374)	3,433,757	2,952,841	2,235,815	4,396,668	(1,506,838)	1,239,518	1,120,609	306,378	1,436,255
ENDING OPERATING BALANCE, GENERAL FUND	\$4,636,963	\$2,580,589	\$6,014,346	\$8,967,187	\$11,203,002	\$15,599,670	\$14,092,832	\$15,332,350	\$16,452,959	\$16,759,337	\$18,195,592

City of Carmel
Civil Government Bonded Debt
Expected To Be Paid From General Taxes
As a Percentage Of Assessed Value

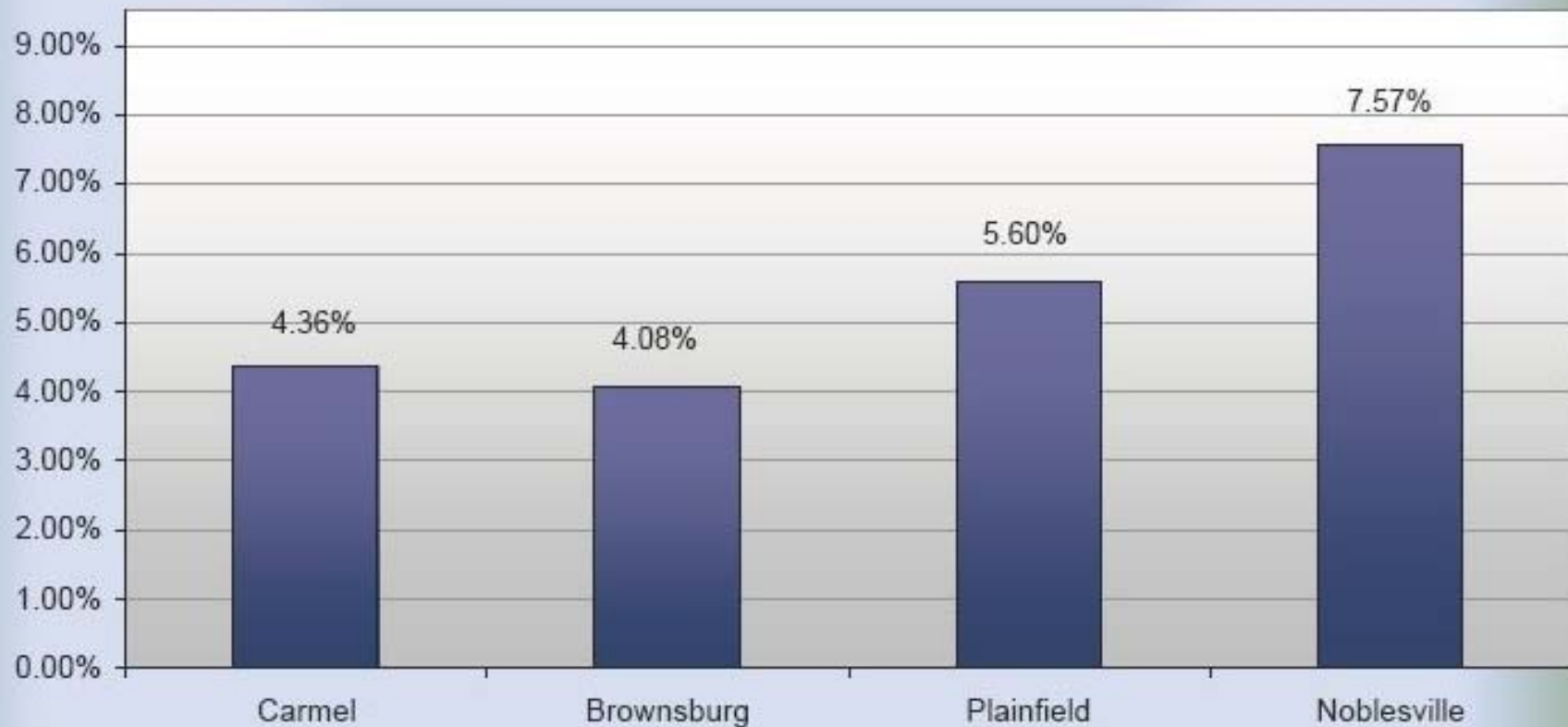
Revised October 31, 2006



Source: Bond selling documents recently published by the respective units.

City of Carmel
Civil Government Bonded Debt
Total City Liability
As a Percentage Of Assessed Value

Revised October 31, 2006



Source: Bond selling documents recently published by the respective units.

Financial Ratings

"Excellent fiscal management of the city ... particularly impressed with the 5-year budgeting and capital plan that is continually updated"

"Strong Management"

Moody's Investors Service

"Strong economic characteristics"

"Strong financial Management"

Standard & Poor's

(Moody's and Standard & Poor's 2004, 2005, & 2006)

Signs of Financial Stability

- Water rates ½ that of Indianapolis
- Sewer rates at 1992 levels
- Fire and Police Pensions are funded
- Solid Operating Balance

Benefits of TIF

- Does not use residential property taxes
- Uses only the increase in commercial tax revenue from new development
- The proceeds are only used for PUBLIC infrastructure
- These funds would not be available if city didn't partner with developers to make projects financially feasible
- These projects bring other investment to area
- City still receives taxes it received prior to TIF district as well as residential property taxes, and income and other taxes
- For every dollar that goes into the TIF, the State kicks in an additional 58 cents.

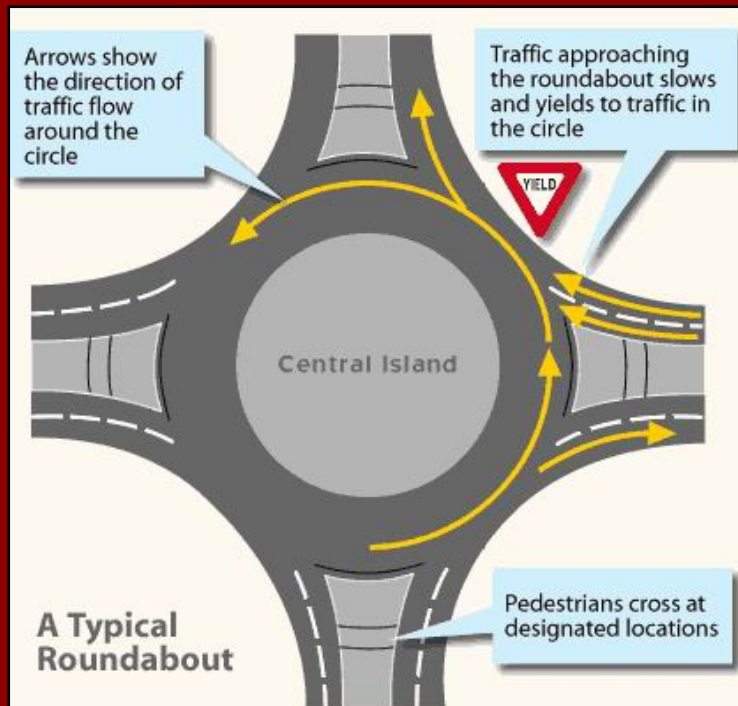
Why Roundabouts in Carmel

- Safety
- Cost Savings
- Better for the Environment
- Smoother traffic flow



Roundabout vs. Traffic Circle

- Entering vehicles yield to those already in the roundabout
- Vehicles entering have priority to those already in circle



Roundabout vs. Traffic Circle

- Entering lanes come at angle



- Entering lanes come at straight angle



Roundabout vs. Traffic Circle

- Size is usually smaller than traffic circle
- Designed to be driven at slower speeds
- Usually large in size
- Designed to be driven at higher speeds



Roundabout vs. Traffic Circle

- Vehicles select lane when entering roundabout and remain in same lane throughout
- Vehicles weave in and out of lanes to maneuver throughout circle



Roundabouts - *Safety*

- Statistics from Hazel Dell Parkway
- Fewer accidents and injuries at roundabout intersections
- More than 800 people die, and over 200,000 are injured each year in crashes that involve red light running
(Insurance Institute for Highway Safety)

Intersection

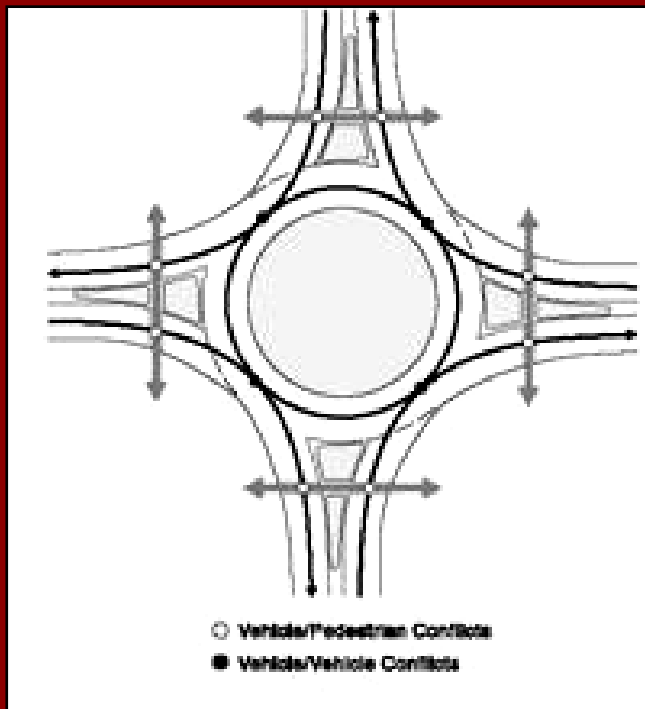
Accidents / Injuries

96th Street (traffic signal)	14 / 4
116th Street (traffic signal)	13 / 4
126th Street (roundabout)	5 / 0
131st Street (roundabout)	12 / 1

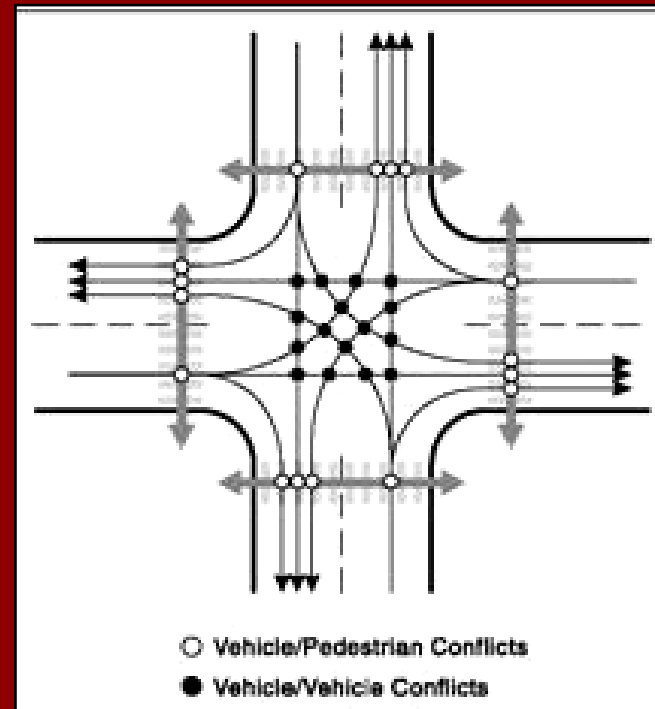
(Statistics from Carmel Police Dept. 2006)

Roundabouts - *Safety*

- There are only 8 conflict points in a roundabout compared to 32 in a four way stop condition.



Roundabout



Traffic light

Roundabouts - *Cost Savings*

- Roundabout construction costs average \$125,000 less than signaled intersections
- Continual savings on electricity
- Cost of accident damages is less at roundabouts than traditional signalized intersections

<u>Intersection</u>	<u>Avg. Cost of Damages</u>
96 th Street (traffic signal)	\$13,561
116 th Street (traffic signal)	\$ 7,335
126 th Street (roundabout)	\$ 3,500
131 st Street (roundabout)	\$ 3,000

(Statistics from Carmel Police Dept. 2006)

Roundabouts – *Better for the Environment*

- Less vehicle emissions as cars continue to move through intersections



116th Street

Roundabouts - *How Many is Too Many?*

- Carmel has a large number of roundabouts strategically located where they do the most good...

... but, we will not be excessive

The Magic Roundabout



As if driving on the left side of the street wasn't confusing enough ...



New Projects – *Roadways Can Be Beautiful*



River Road

Roundabout Interchanges— *Two Bridges over lowered roadway*

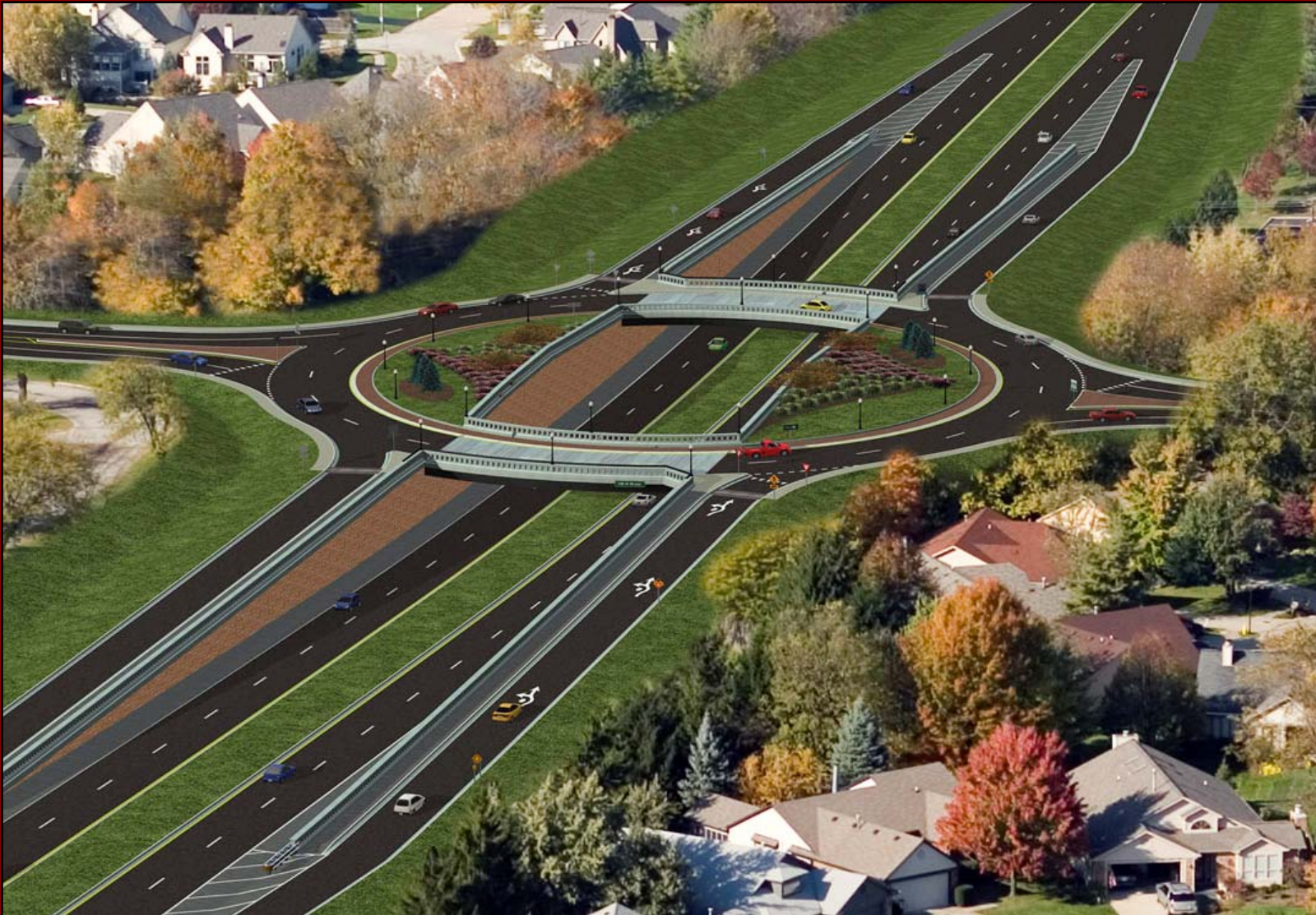


Single Point Roundabout
London



Possible Treatment - Keystone
at 126th Street

126th & Keystone



Roundabout Interchange – *Single Bridge*



Keystone and
136th St

136th & Keystone



Energy – *E-85*



Energy - *Hybrids*



Energy - Windmills



Quality of Life - *Parks*



Central Park

Water Utilities



Public Safety



Teen Police Academy



Fire Department Training Day

Carmel City Center - *Before*



- Just north of the city complex was a vacant shopping strip where a grocery and local shops used to be. It was designed as a typical 1970's big box.

City Center - *Future*



City Center - *Now*

- From run-down strip mall to beautiful centerpiece of Carmel
- Locate in the heart of our city
- Providing additional green space, a variety of residential opportunities
- Mixed uses



Beginnings of City Center

First Restaurant

- Local well-know establishment, Shapiro's Delicatessen, opened in City Center



Further Development at City Center

Pedcor Incorporated

- Pedcor moved their corporate headquarters to City Center
- Majority of parking underground
- Overlooks reflecting pool at City Center



Underground
parking



Further Development at City Center - *Pedcor*

- Second Pedcor building now houses Carmel's Parks and Utilities Departments
- Two additional office buildings are under construction on the site



Further City Center Development

Public Spaces

- The City retained the land around the reflecting pool for public space
- Among the events held there is a regional radio controlled boat regatta held annually



Further City Center Development

Public Spaces

- City prepared the land and the Memorial's corporation raised funds for the monument itself
- East of the reflecting pool at City Center is the Carmel Clay Veterans Memorial, creating an open mall down the middle of the City Center project



Successful Townhome Developments




- Current trend shows desire for townhome and condo living
- Limit new approvals of townhome and condos to former industrial areas between City Center and Old Town and along Old Meridian Corridor
- In scale and in harmony with existing neighborhoods

City Center – *Performing Arts Center*

- Neo-classical Design
- Architect – David M. Schwarz



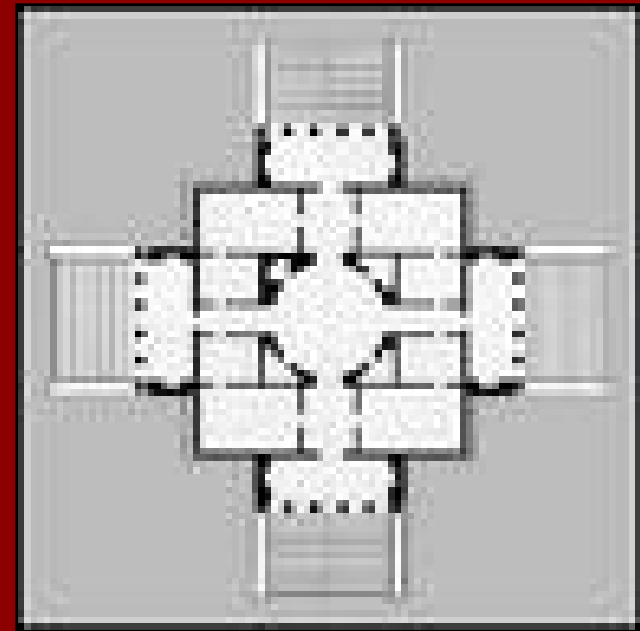
 DAVID M. SCHWARZ /
ARCHITECTURAL SERVICES, INC.

CARMEL PERFORMING ARTS CENTER
SCHEMATIC DESIGN - SOUTH ELEVATION
FACADE OPTION 1 - LIMESTONE

0 8 16 32

October 25, 2006

Carmel Performing Arts Center



Architecture inspired by Villa Rotunda in Italy

Carmel City Center – *Performing Arts Center*

- 1600 seats
- 300 of which are in boxes
- 51 boxes of 4, 6, 8, and one 18-seat box
- Boxes have private rooms for entertaining
- Box levels have larger private rooms for entertaining
- Skylight oculus in dome
- Groundbreaking in Spring 2007
- 3-year construction period
- 5 seating levels
- Glass canopy for acoustic adjustments



Carmel Arts & Design District

- Gateways across main entrances to the District define this area and add to its character
- Restaurants with sidewalk tables create a friendly atmosphere and a stronger sense of community



Carmel Arts & Design District

- Arts & Design District
 - Old Town Shops



Before



After

Carmel Arts & Design District

– Evan Lurie Gallery



Carmel Arts & Design District

– Indiana Design Center



Before

After



Carmel Arts & Design District

– Gunstra's Monon & Main



Monon & Main

Conceptual Main Street Illustration

Carmel Arts & Design District

- Events based in District
 - Carmel International Arts Festival
 - Holiday in the Arts District



Public Art

- Encourages interaction with District
- Attracts tourism
- Exposes community to arts & culture



Art class sketching statue

Thanks for Helping Make Carmel the Best Place to Live, Work and Raise a Family



Mayor Jim Brainard
One Civic Square
Carmel, IN
46032

www.carmel.in.gov
jbrainard@carmel.in.gov